116.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	574,500 / 574,500
					USE VALUE:	574,500 / 574,500
					ASSESSED:	574,500 / 574,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
223		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOJUHAROVA VANJA LATCHEZAROV	
Owner 2:		
Owner 3:		
Street 1:	223 FOREST ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	MEDEIROS ELEANOR E -
Owner 2:	-
Street 1:	223 FOREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .186 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1966, having primarily Vinyl Exterior and 1274 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8116.000	155,900	600	418,000	574,500
Total Card	0.186	155,900	600	418,000	574,500
Total Parcel	0.186	155,900	600	418,000	574,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.94 | /Parcel: 450.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	155,900	600	8,116.	418,000	574,500		Year end	12/23/2021
2021	101	FV	151,500	600	8,116.	418,000	570,100		Year End Roll	12/10/2020
2020	101	FV	151,500	600	8,116.	418,000	570,100	570,100	Year End Roll	12/18/2019
2019	101	FV	194,400	600	8,116.	471,100	666,100	666,100	Year End Roll	1/3/2019
2018	101	FV	191,300	600	8,116.	351,600	543,500	543,500	Year End Roll	12/20/2017
2017	101	FV	191,300	600	8,116.	318,500	510,400	510,400	Year End Roll	1/3/2017
2016	101	FV	191,300	600	8,116.	305,200	497,100	497,100	Year End	1/4/2016
2015	101	FV	191,400	600	8,116.	258,800	450,800	450,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEDEIROS ELEANO	71820-153	1	10/31/2018	Change>Sale	525,000	No	No		
MEDEIROS MARY G	9872-42		8/17/1961	Family	1,500	No	No		Edward w. Medeiros dod 9/21/02

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2018	1675	Re-Roof	8,150	C				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8116		Sq. Ft.	Site		0	70.	0.74	5			Med. Tr	-10					417,994						418,000	

Total AC/HA:	0.18632	Total SF/SM:	8116	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 417,994	Spl Credit	Total: 418,000

Entered Lot Size

Total Land:
Land Unit Type:

User Acct

74573

GIS Ref

GIS Ref

Insp Date

03/01/19

!9017!

PRINT

Date	Time
12/30/21	08:19:37

LAST REV

Date	Time
08/18/20	12:15:13

danam

PAT ACCT. 9017

USER DEFINED

Prior Id # 1:	74573
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
8/18/2020	Left Notice	DGM	D Mann
6/3/2019	SQ Returned	JO	Jenny O
3/1/2019	Meas/Inspect	DGM	D Mann
9/4/2018	MEAS&NOTICE	BS	Barbara S
12/13/2008	Meas/Inspect	372	PATRIOT
3/10/2000	Inspected	264	PATRIOT
2/11/2000	Measured	263	PATRIOT
9/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW & WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	25.	%
Override:			%
Total:		55.23	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.99693000
Adj $ / SQ:	188.420
Other Features:	67750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348258
Depreciation:	192343
Depreciated Total:	155915

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

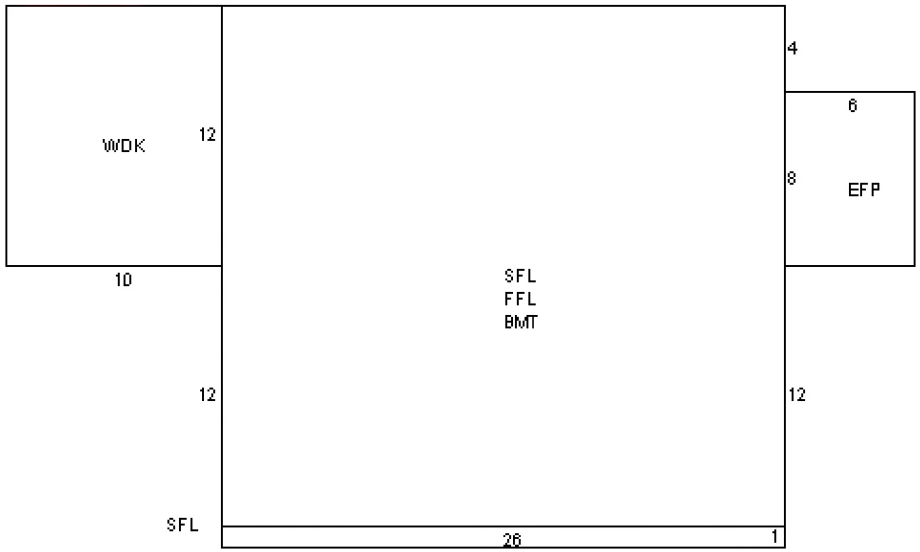
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	188.42
Special Features:	0	Val/Su Net:	75.46
Final Total:	155900	Val/Su SzAd	122.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	650	188.420	122,473
BMT	Basement	624	56.530	35,272
FFL	First Floor	624	188.420	117,574
WDK	Deck	120	14.290	1,715
EFP	Enclos Porch	48	72.380	3,474

Net Sketched Area: 2,066 | Total: 280,508

Size Ad 1274 | Gross Area 2066 | FinArea 1274

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X10	A	AV	1980	8.00	T	31.2	101			600			600

More: N | Total Yard Items: 600 | Total Special Featues: | Total: 600